onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Franklin County, New York

AnA—Adams loamy fine sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2spk2 Elevation: 1,480 to 2,100 feet Mean annual precipitation: 35 to 55 inches Mean annual air temperature: 37 to 45 degrees F Frost-free period: 100 to 130 days Farmland classification: Farmland of statewide importance

Map Unit Composition

Adams and similar soils: 85 percent Minor components: 15 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adams

Setting

Landform: Deltas, outwash terraces Landform position (two-dimensional): Summit Landform position (three-dimensional): Tread Down-slope shape: Linear Across-slope shape: Linear Parent material: Sandy glaciolacustrine deposits derived from gneiss

Typical profile

Oi - 0 to 0 inches: slightly decomposed plant material
Oa - 0 to 1 inches: highly decomposed plant material
E - 1 to 4 inches: loamy fine sand
Bh - 4 to 7 inches: loamy fine sand
Bhs - 7 to 13 inches: loamy fine sand
Bs - 13 to 17 inches: loamy fine sand
BC - 17 to 24 inches: sand
C1 - 24 to 35 inches: sand
C2 - 35 to 57 inches: sand
C3 - 57 to 79 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A Hydric soil rating: No

Minor Components

Croghan

Percent of map unit: 5 percent Landform: Deltas Landform position (two-dimensional): Footslope Landform position (three-dimensional): Tread Down-slope shape: Concave Across-slope shape: Convex Hydric soil rating: No

Duxbury

Percent of map unit: 4 percent Landform: Outwash terraces Landform position (two-dimensional): Summit Landform position (three-dimensional): Tread Down-slope shape: Convex Across-slope shape: Convex Hydric soil rating: No

Colton

Percent of map unit: 4 percent Landform: Outwash terraces Landform position (two-dimensional): Shoulder, backslope, summit Landform position (three-dimensional): Riser, tread Down-slope shape: Convex Across-slope shape: Convex Hydric soil rating: No

Monadnock

Percent of map unit: 1 percent Landform: Hillsides or mountainsides Landform position (two-dimensional): Summit, shoulder, backslope Landform position (three-dimensional): Side slope, crest Down-slope shape: Convex Across-slope shape: Convex Hydric soil rating: No

Wolf pond

Percent of map unit: 1 percent Landform: Deltas Landform position (two-dimensional): Summit, shoulder Landform position (three-dimensional): Tread Down-slope shape: Convex Across-slope shape: Convex Hydric soil rating: No

W-Water

Map Unit Composition Water: 100 percent Estimates are based on observations, descriptions, and transects of the mapunit.

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/ nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/ home/?cid=nrcs142p2 053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/ detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/ nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/? cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

APPENDIX C

Stormwater Site Pans





SITE STATISTICS / ZONING INFORMATION

ZONING CLASSIFICATION: PRINCIPAL COMMERCIAL DISTRICT OF THE VILLAGE (E-2) TAX MAP NO. 447.69-5-1 LOT SIZE: 0.82 ACRES

EXISTING BUILDING AREA: ±10,400 SQ. FT. PROPOSED BUILDING AREA: ±15,730 SQ. FT.

	SETBACK REQUIREMENTS		
DIMENSION	REQUIRED	PROPOSED	EXISTING
RONT [N] [MANDATORY]		<u>+4 FT.</u>	
RONT [E] [MANDATORY]	0 FT.	±91 FT.	±178 FT
SIDE YARD [W]	0 FT.	±34 FT.	±29 FT
REAR YARD [S]	0 FT.	±(-)0.93 FT.	±(-)0.93 FT
BUILDING HEIGHT	MIN 24' & 2 STOR	IES ±28 FT.	±17 FT
BUILDING HEIGHT [MAX]	DETERMINED	DURING SITE P	LAN REVIEW
OT COVERAGE	DETERMINED	DURING SITE P	LAN REVIEW

GENERAL NOTES

- 1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE OUT ALL IMPROVEMENTS AND VERIFY GRADES AND ELEVATIONS. AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 2. CONTRACTOR SHALL STRIP ALL TOPSOIL IN AREAS TO BE RE-GRADED AND STOCKPILED FOR LATER USE.
- 3. THE EXACT LOCATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS SUCH THAT INTERFERENCE WITH OR DAMAGE TO EXISTING UTILITIES IS PREVENTED. THE CONTRACTOR SHALL COORDINATE WITH "DIG-SAFE" TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCING EXCAVATION WORK. IF THE CONTRACTOR DAMAGES AN EXISTING UTILITY, HE SHALL COMMENCE WORK TO REPAIR THAT SERVICE IMMEDIATELY AND ALL COSTS ASSOCIATED WITH SUCH REPAIR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 4. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE DURATION OF THE WORK.
- 6. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.

SURVEY NOTES

- 1. BASE MAPPING DEVELOPED FROM SURVEY DATA FROM "SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY FOR PENDRAGON THEATRE SITUATED IN VILLAGE OF SARANAC LAKE, TOWN OF HARRIETSTOWN, COUNTY OF FRANKLIN, STATE OF NEW YORK." BY LEIFHEIT LAND SURVEYING, DATED 9/25/2019.
- 2. REFER TO ORIGINAL SURVEY FOR ADDITIONAL NOTES.



190 Glen Street | P.O. Box 725 Glens Falls, NY 12801 518-793-0786 | JMZarchitects.com **Project**

Pendragon Theatre

56 Woodruff St. Saranac Lake, NY 12938

Theater Consultant: Don Hirsch Design Studio, LLC 95 Upper Barnett Hill Montpelier, VT 05602

tel. 802.233.9623 donhirschstudio.com

Acoustician and A/V Designer

33 Moulton Street Cambridge, Massachusetts 02138 tel. 617 499-8000 www.acentech.com

Structural & Civil Engineer:

SRA Engineers Evergreen Professional Park 453 Dixon Road, Ste. 7, Bldg. 3 Queensbury, NY 12804

M.E.P. Engineer: M/E Engineering, P.C. 433 State Street, Suite 410

433 State Street, Suite 410 Schenectady, New York 12305

tel. 518-533-2171 meengineering.com

Asbestos & Hazmat Testing: Alpine Environmental Services, Inc. 438 New Karner Road Albany, New York 12205

tel. 518-250-4047 alpineenv.com

Estimator:

Trophy Point, LLC 4588 South Park Avenue Blasdell, New York 14219 tel. 716 823-0066 trophypoint.com

RevisionsNo.DescriptionDateAADDED SETBACK DIMS1/31/2024BFINAL SITE PLAN REVIEW3/18/2024



IRUCH - 1526 S RE 1524 Ш 15237-- CONC. WASHOUT AREA. SEE DETAIL, DWG C-502. - EXIST. TREES TO REMAIN – EXIST. METAL RAILING TO REMAIN - EXIST. POLE LIGHT TO BE REMOVED – EXIST. CONC. SIGN BASE TO BE REMOVED EXIST. CONC. WHEEL STOPS TO BE REMOVED – EXIST. 8"Ø DUCTILE IRON WATER MAIN - APPROX. LOCATION EXIST. CROSSWALK (TYP.) TAX MAP NO. 447.69-4-14.200 RIVER RIFLE LLC. 0.17 ACRES

LEGEND

[<u>364</u>]	EXIST. MINOR CONT.
	EXIST. MAJOR CONT.
365	PROP. CONTOUR
	PROPERTY LINE
2	SEWER LINE
W	WATER LINE
T2	STORM WATER LINE
	OVERHEAD UTILITY WIRE
IIG E	UNDERGROUND ELECTRICAL
	PICKET FENCE
Ŵ	WATER SHUT OFF VALVE
(S)	SANITARY SEWER MAN HOLE
() ()	STORM WATER MANHOLE
	SPOT ELEVATION
A 4 .	CONCRETE SURFACE
4	ASPHALT SURFACE

PERVIOUS PAVEMENT



LEGEND

LEGEND			
	EXIST. MINOR CONT.		
 	EXIST. MAJOR CONT.		
	PROP. CONTOUR		
	PROPERTY LINE		
2	SEWER LINE		
w	WATER LINE		
ST	Image: Second		
пvпv	OVERHEAD UTILITY WIRE		
IIG F	ELECTION EXIST. MINOR CONT. EXIST. MAJOR CONT. PROP. CONTOUR PROPERTY LINE SEWER LINE VATER LINE STORM WATER LINE OVERHEAD UTILITY WIRE UNDERGROUND ELECTRICAL PICKET FENCE WATER SHUT OFF VALVE SANITARY SEWER MAN HOLE STORM WATER MANHOLE SPOT ELEVATION CONCRETE SURFACE ASPHALT SURFACE PERVIOUS PAVEMENT		
V			
Ŵ	WATER SHUT OFF VALVE		
	SANITARY SEWER MAN HOLE		
୍	STORM WATER MANHOLE		
	SPOT ELEVATION		
4	CONCRETE SURFACE		
<u>à</u>	ASPHALT SURFACE		
	PERVIOUS PAVEMENT		

JMZ Z

190 Glen Street | P.O. Box 725 Glens Falls, NY 12801 518-793-0786 | JMZarchitects.com

Project

Pendragon Theatre

56 Woodruff St. Saranac Lake, NY 12938

Theater Consultant: Don Hirsch Design Studio, LLC 95 Upper Barnett Hill Montpelier, VT 05602

tel. 802.233.9623 donhirschstudio.com

Acoustician and A/V Designer: Acentech

33 Moulton Street Cambridge, Massachusetts 02138 tel. 617 499-8000

www.acentech.com

Structural & Civil Engineer: SRA Engineers Evergreen Professional Park 453 Dixon Road, Ste. 7, Bldg. 3 Queensbury, NY 12804

M.E.P. Engineer: M/E Engineering, P.C. 433 State Street, Suite 410 Schenectady, New York 12305

tel. 518-533-2171 meengineering.com

Asbestos & Hazmat Testing: Alpine Environmental Services, Inc. 438 New Karner Road Albany, New York 12205 tel. 518-250-4047 alpineenv.com

Estimator:

Trophy Point, LLC 4588 South Park Avenue Blasdell, New York 14219

tel. 716 823-0066 trophypoint.com

RevisionsNo.DescriptionDateAADDED SETBACK DIMS1/31/2024BFINAL SITE PLAN REVIEW3/18/2024

Seal:

CONDITIONS SITE PLAN

C-101

APPENDIX D

Short Environmental Assessment Form

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Pendragon Theatre

Project Location (describe, and attach a location map):

56 Woodruff Street, Saranac lake, NY 12983

Brief Description of Proposed Action:

Renovate the existing one-story CMU building and construct an addition. Exterior improvements include new utilities, drainage improvements and improved stormwater treatment practices, reconstructed driveway and parking, sidewalks, landscaping and lighting.

Name of Applicant or Sponsor:Telephone: 518-891-1854				
Pendragon Theatre E-Mail: managingdirector@pendra	agontheatr	e.org		
Address:				
15 Brandy Brook Ave				
City/PO: State: Zip Co	ode:			
Saranac Lake NY 12983				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?	NO	YES		
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.				
2. Does the proposed action require a permit, approval or funding from any other government Agency?				
If Yes, list agency(s) name and permit or approval: Village of Saranac Lake Site Plan Review, Area Variance, and Building Permit		~		
3. a. Total acreage of the site of the proposed action?0.82 acres				
b. Total acreage to be physically disturbed?0.82 acres				
c. Total acreage (project site and any contiguous properties) owned				
or controlled by the applicant of project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. 🗹 Urban 🗌 Rural (non-agriculture) 🔲 Industrial 🗹 Commercial 🗹 Residential (suburban)				
Forest Agriculture Aquatic Other(Specify):				
Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		~	
b. Consistent with the adopted comprehensive plan?		~	
6 Is the proposed action consistent with the predominant character of the existing built or natural landscape?	1	NO	YES
o. Is the proposed action consistent with the predominant character of the existing built of natural fandscape.			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:		~	
		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			
b. Are public transportation services available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed			
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No. describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No. describe method for providing westoweter treatment:			
If No, describe method for providing wastewater treatment:			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distric	t	NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the			
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			
The property is adjacent to the Church Street Historic District			
h Is the project site or any portion of it located in or adjacent to an area designated as sensitive for		~	
archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
Within proximity to Saranac River (not adjacent)			
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		~	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:					
Shoreline 🗖 Forest 🗋 Agricultural/grasslands 🗖 Early mid-successional					
Wetland 🗹 Urban 🗌 Suburban					
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES			
Federal government as threatened or endangered?	✓				
16. Is the project site located in the 100-year flood plan?	NO	YES			
	✓				
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES			
If Yes,		~			
a. Will storm water discharges flow to adjacent properties?	~				
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		~			
Stormwater will be directed to municipal storm sewers and on site stormwater treatment practices.					
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES			
or other liquids (e.g., retention pond, waste lagoon, dam)?					
In res, explain the purpose and size of the impoundment					
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES			
If Yes, describe:					
	Ľ				
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES			
If Yes, describe:					
An underground storage tank was discovered on the property. It has been removed and remediated to the NYSDEC satisfaction.					
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	<u> </u>			
Applicant/sponsor/name: Erik Sandblom, P.E., Agent for Pendragon Theatre Date: 1/15/2024					
Signature: <u>Shursh</u>					

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

APPENDIX E

Operation and Maintenance Plan and Inspection

POST CONSTRUCTION INSPECTIONS AND MAINTENANCE PLAN

1.0 SITE COVER

1.1 Inspections

Site cover and associated structures and embankments should be inspected periodically for the first few months following construction and then on a biannual basis. Site inspections should also be performed following all major (i.e., intense storms, thunderstorms, cloud burst, etc.) storm events. Items to check for include (but are not limited to):

- Differential settlement of embankments, cracking or erosion.
- Lack of vigor and density of grass turf.
- Accumulation of sediments or litter on lawn areas, paved areas, or within catch basin sumps.
- Accumulation of pollutants, including oils or grease, in catch basin sumps.
- Damage or fatigue of storm sewer structures or associated components.

1.2 Mowing and Sweeping

Vegetated areas and landscaping should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year (more frequent mowing may be desired for aesthetic reasons). Resultant yard waste shall be collected and disposed of off-site. Paved areas should be swept at least twice a year. Additional sweeping may be appropriate in the early spring for removal of deicing materials.

1.3 Debris and Litter Removal

Accumulation of litter and debris should be removed during each mowing or sweep operation.

1.4 Structural Repair or Replacement

Components of the system which require repair or replacement should be addressed immediately following identification.

1.5 Catch Basins

The frequency for cleanout of catch basin sumps will depend on the efficiency of mowing, sweeping, and debris and litter removal. Sumps should be cleaned when accumulation of sediments are within six inches of the catch basin outlet pipe. Disposal

of material from catch basins sumps, drainage manholes, and trench drains shall be in accordance with local, state, and federal guidelines.

1.6 Rip-rap Dissipation Structures

Rip-rap used to dissipate energy from pipe outfalls shall be cleaned or replaced when it becomes overburdened with silt or sediment.

1.7 Winter Maintenance

To prevent impacts to storm water management facilities, the following winter maintenance limitations, restrictions, or requirements are recommended:

- Remove snow and ice from inlet structures, basin inlet and outlet structures and away from culvert end sections.
- Snow removed from paved areas should not be piled at inlets/outlets of the storm water management basin.
- Use of deicing materials should be limited to sand and "environmentally friendly" chemical products. Use of salt mixtures should be kept to a minimum.
- Sand used for deicing should be clean, course material free of fines, silt, and clay.
- Materials used for deicing should be removed during the early spring by sweeping and/ or vacuuming.

2.0 SEDIMENTATION BASINS

2.1 Inspections

Sedimentation basins should be inspected periodically for the first few months after construction and then on an annual basis. Sedimentation basins should be inspected after major storm events to ensure inlets and outlets remain clear. Items to check for include (but are not limited to):

- Differential settlement of embankments.
- Cracking, erosion, or seepage through embankments.
- Evidence of clogging at inlets or outlets.
- Erosion of the bottom surface/flow path through the basin.
- Brush, shrub, or tree growth on embankments.
- Lack of vigor and density of grass turf within the basin.
- Accumulation of silt and sediment and other debris in the basin.
- Evidence of sediment migration downstream of the sediment basin.

2.2 Mowing

The side slopes, embankments, inlets, and overflow spillways of the sediment basins should be mowed at least three times a year and resultant yard wastes collected and disposed of off-site.

2.3 Debris and Litter Control

Removal of debris and litter should be accomplished during mowing operations. Inlet and outlet structures should be cleared of all debris and litter.

2.4 Structural Repairs and Replacement

Components of the infiltration basin, which require repair or replacement, should be addressed immediately following identification.

2.5 Erosion Control

Sources of sedimentation, specifically eroded areas in upland drainage areas, should be stabilized immediately upon identification. Stabilization should be with vegetative practices or other erosion control practices when vegetative measures do not prove effective.

Soil slumping, erosion of the basin embankment or around inlets/outlets, and cracking should be stabilized and repaired immediately upon identification. Repair, replacement, or addition of rip-rap aprons, channels or embankments should be pursued as required.

2.6 Sediment removal

Sediments, which accumulate in the infiltration basin, should be removed immediately to prevent clogging. No more than a maximum of 6" of sediment should be allowed to accumulate in the basins.

3.0 INFILTRATION BASINS

3.1 Inspections

Infiltration basins should be inspected periodically for the first few months after construction and then on an annual basis. Infiltration basins should be inspected after major storm events to ensure inlets and outlets remain clear. Items to check for include (but are not limited to):

- Differential settlement of embankments.
- Cracking, erosion, or seepage through embankments.

Stormwater Pollution Prevention Plan Pendragon Theatre, Woodruff Street, Saranac Lake

- Evidence of clogging at inlets or outlets.
- Erosion of the bottom surface/flow path through the basin.
- Brush, shrub, or tree growth on embankments.
- Lack of vigor and density of grass turf within the basin.
- Accumulation of water in the basins that does not infiltrate within 48 hours.

3.2 Mowing

The side slopes, embankments, inlets, and overflow spillways of the detention basins should be mowed at least three times a year and resultant yard wastes collected and disposed of off-site. Live vegetation in the bottom of the infiltration basins shall not exceed 12".

3.3 Debris and Litter Control

Removal of debris and litter should be accomplished during mowing operations. Inlet and outlet structures should be cleared of all debris and litter.

3.4 Structural repairs and Replacement

Components of the infiltration basin, which require repair or replacement, should be addressed immediately following identification.

3.5 Erosion Control

Sources of sedimentation, specifically eroded areas in upland drainage areas, should be stabilized immediately upon identification. Stabilization should be with vegetative practices or other erosion control practices when vegetative measures do not prove effective.

Soil slumping, erosion of the basin embankment or around inlets/outlets, and cracking should be stabilized and repaired immediately upon identification. Repair, replacement, or addition of rip-rap aprons, channels or embankments should be pursued as required.

3.6 Sediment removal

Sediments, which accumulate in the infiltration basin, should be removed immediately to prevent clogging.

3.7 Rehabilitation

If stormwater does not infiltrate within 48 hours of a storm event loosen, aerate, or replace the soils within the infiltration basin.

Evergreen Professional Park 453 Dixon Road, Ste. 7, Bldg. 3 Queensbury, NY 12804 P 518-761-0417 F 518-761-0513

Katrina Glynn Community Development Director Village of Saranac Lake 39 Main Street, Suite 9 Saranac Lake, NY 12963 April 30, 2024 SRA Job #20-664.CD.C

- VIA: email to Katrina Glynn <u>comdev@saranaclakeny.gov</u>
- RE: Proposed Pendragon Theatre, 56 Woodruff Street, Saranac Lake, New York Response to Engineering Comments

Dear Ms. Glynn:

SRA has received a copy of the Village designated engineer, Laberge Group, review letter dated April 9, 2024, providing comments regarding the Site Plan Review Application submitted for the referenced project. Please find attached updated application materials that have been modified in response to the comments received. Additionally, a brief narrative response to the comments is provided in the numbered list below, which corresponds to the numbered items in the letter:

Site Plans

- 1. Snow storage areas have been indicated on the Site Plan (Sheet C-101).
- 2. The project plans and a vehicle maneuvering plan have been shared with the Village of Saranac Lake Volunteer Fire Chief and he has indicated that the site layout will meet their requirements. A copy of the correspondence with the Fire Chief is attached.
- 3. The building will incorporate an automatic sprinkler fire suppression system.
- 4. Spot elevations are provided on the site plan. We are awaiting an updated survey that includes detailed topographic information regarding the newly constructed sidewalk along Woodruff Street as the site survey predates construction of the sidewalk. Once that information is obtained, spot elevations will be provided on the construction drawings at the concrete pavement area at the middle of the building to ensure positive drainage away from the building in this area. If the sidewalk is at an elevation close to or exceeding the existing building floor elevation, drainage will be directed to the landscape area to the east of the concrete pavement.
- 5. The proposed location for a free-standing sign has been identified on the site plan; however, the applicant has not finalized plans for the final size and design of the sign. The applicant is aware that approval from the Community Development office will be required prior to constructing any signs and will pursue that as a separate application.
- 6. Pavement transition details have been provided on Sheet C-502 and a note added on sheet C-101 at the driveway entrance at Church Street to saw cut the joint at the pavement transition.

- 7. Additional information has been provided on Sheet C-101 to clarify top inlet and pipe outlet invert elevations.
- 8. The accessible parking spaces on the previous plans met ADA specifications, but did not meet NYS Building Code requirements for aisles and signage. The plans have been updated to correct this.
- 9. This has been provided.

Water Supply and Wastewater

- 10. Dustin Martin, Superintendent of Public Works for the Village of Saranac Lake, has indicated that the Village is able to serve the building with new water and sewer service, as indicated in the enclosed email communication.
- 11. Minimum horizontal and vertical separation between the proposed water line and sanitary sewer lines is maintained. The alignment of the proposed water service to the building has been modified to better achieve horizontal separation to existing and proposed storm pipes and the new storm pipe proposed near the southeast corner of the property shall be of PVC pressure pipe material. If site conditions reveal that the minimum vertical separation cannot be maintained, then additional measures to be taken are indicated on the water / sanitary / storm sewer separation detail on Sheet C-501.
- 12. The detail has been updated.

Landscaping and Lighting

- 13. Please refer to the attached Proposed Planting Plan (L-101) that shows plantings around the transformer to provide screening. The Pendragon Design Team is in the process of coordinating with National Grid to have the power feed to the building come off of a pole mounted transformer that would be mounted on an existing utility pole at the northeast corner of the property, in which case the ground mounted transformer, concrete pad, and bollards will be deleted.
- 14. A Proposed Planting Plan (Sheet L-101) has been added to the set of site drawings. The Landscape Plan that has been submitted conveys the landscape design intent, while the Proposed Planting Plan provides more detailed information, is coordinated with utilities, and is consistent with the Site Plan (Sheet C-101).
- 15. A Lighting Plan with photometric data is enclosed.
- 16. Please refer to the response to item 14.

Stormwater Pollution Prevention Plan & Erosion and Sediment Control Plan

- 17. Acknowledged.
- 18. Please refer to the response to item 4.

19. The owners of the adjacent property (Oceans 4 LLC) have indicated willingness to grant an easement to the applicant; however, details of the easement agreement are still in negotiation. If an agreement is not reached regarding the proposed drainage structure then it and the storm drain pipe between it and the existing catch basin will not be constructed.

Planning and Zoning

20. Acknowledged

- 21. Question 8a of the SEAF was answered 'yes' due to the fact that the project will result in re-occupying an existing property that is currently vacant. In reality, much of the existing lot is currently used as parking to the extent of its pre-existing use as a paint store and before that a grocery store (estimated to be approximately 65 parking spaces). Once the project is built this parking will be significantly limited to just 22 spaces. In addition, the highest traffic to and from the site will occur when there is an event at the theater, which occur on evenings and weekends, not during peak traffic periods. Based on these factors, it is believed that it is not likely that the project will result in a substantial increase in traffic and a traffic study is not warranted.
- 22. Please refer to the response to item 19.

Please feel free to contact me with any questions or if you require additional information.

Sincerely,

Erik C.F. Sandblom, PE

Principal

Enclosures: 1) Updated Site Drawings (C-100, C-101, C-501, and C-502)

- 2) Proposed Planting Plan (L-101)
- 3) Lighting Plan
- 4) Correspondence with Village Fire Chief
- 5) Correspondence with Village Public Works Superintendent
- cc: JMZ Architects & Planners Pendragon Theatre Board of Directors

____ TAX MAP NO. 447.69-5-2 POWERS, MARJORIE P 0.48 ACRES EXIST. TREES TO BE REMOVED. REFER TO PLANTING PLAN. EXIST. BUILDING AREA TO BE REMOVED (± 390 SQ. FT.) -PROP. SILT FENCE (TYP.). SEE DWG, SHEET C-502. -EXIST. CONC. TO BE REMOVED -STABILIZED CONSTRUCTION ENTRANCE (TYP.). SEE DETAIL, DWG C-502. EXIST. CONC. RETAINING WALL TO REMAIN -APPROX. LOCATION NEW SIDEWALK. CONTRACTOR TO CONFIRM LOCATION IN FIELD. APPROX. LOCATION NEW UNDERGROUND DATA / COMMUNICATION _ INLET PROTECTION (TYP.). SEE DETAIL, DWG C-502 APPROX. LOCATION NEW UTILITY POLE. (TYP.) CONTRACTOR TO CONFIRM LOCATION IN FIELD. APPROX. LOCATION NEW MANHOLE. CONTRACTOR TO CONFIRM LOCATION IN FIELD. APPROX. LOCATION NEW STROMWATER LINE

SITE STATISTICS / ZONING INFORMATION

ZONING CLASSIFICATION: PRINCIPAL COMMERCIAL DISTRICT OF THE VILLAGE (E-2) TAX MAP NO. 447.69-5-1 LOT SIZE: 0.82 ACRES EXISTING BUILDING AREA: ±10,400 SQ. FT.

PROPOSED BUILDING AREA: ±15,730 SQ. FT.

	SETE	BACK REQUIREN	IENTS
DIMENSION	REQUIRED	PROPOSED	EXISTING
FRONT [N] [MANDATORY]	0 FT.	±4 FT	±18 FT
FRONT [E] [MANDATORY]	0 FT.	±91 FT.	±178 FT.
SIDE YARD [W]	0 FT.	±34 FT.	±29 FT.
REAR YARD [S]	0 FT.	±(-)0.93 FT.	±(-)0.93 FT.
BUILDING HEIGHT	MIN 24' & 2 STOR	IES ±28 FT.	±17 FT.
BUILDING HEIGHT [MAX]	DETERMINED	DURING SITE P	LAN REVIEW
LOT COVERAGE	DETERMINED	DURING SITE P	LAN REVIEW

GENERAL NOTES

- 1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE OUT ALL IMPROVEMENTS AND VERIFY GRADES AND ELEVATIONS. AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 2. CONTRACTOR SHALL STRIP ALL TOPSOIL IN AREAS TO BE RE-GRADED AND STOCKPILED FOR LATER USE.
- 3. THE EXACT LOCATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS SUCH THAT INTERFERENCE WITH OR DAMAGE TO EXISTING UTILITIES IS PREVENTED. THE CONTRACTOR SHALL COORDINATE WITH "DIG-SAFE" TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCING EXCAVATION WORK. IF THE CONTRACTOR DAMAGES AN EXISTING UTILITY, HE SHALL COMMENCE WORK TO REPAIR THAT SERVICE IMMEDIATELY AND ALL COSTS ASSOCIATED WITH SUCH REPAIR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 4. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE DURATION OF THE WORK.
- 6. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.

SURVEY NOTES

- 1. BASE MAPPING DEVELOPED FROM SURVEY DATA FROM "SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY FOR PENDRAGON THEATRE SITUATED IN VILLAGE OF SARANAC LAKE, TOWN OF HARRIETSTOWN, COUNTY OF FRANKLIN, STATE OF NEW YORK." BY LEIFHEIT LAND SURVEYING, DATED 9/25/2019.
- 2. REFER TO ORIGINAL SURVEY FOR ADDITIONAL NOTES.

ADDED SETBACK DIMS 1/31/2024 B FINAL SITE PLAN REVIEW 3/18/2024

- EV CHARGING STATION PER OWNER SPECIFICATIONS. INSTALL BOLLARD IN FRONT OF CHARGING STATION.

PROP. POLE MOUNTED LIGHT (TYP).

PROP. NEW PERVIOUS PAVEMENT SURFACE (TYP.). SEE DETAIL, SHEET C-501.

UNDERGROUND ELECTRIC FOR EV CHARGERS

REPLACE EXISTING POLE LIGHT TO MATCH NEW

SAWCUT PAVEMENT AT TRANSITION IMMEDIATELY PRIOR TO PAVING. PER DETAIL, SHEET C-502.

UNDERGROUND ELECTRIC FOR POLE LIGHTING

UNDERGROUND ELECTRIC FOR SIGN PROP. SIGN LOCATION

PROP. CONC. WHEEL STOPS. SEE DETAIL, DWG C-501.

SIGN "A" AND "B". SEE SIGN DETAIL, SHEET C-502.

SIGN "C". SEE SIGN DETAIL, SHEET C-502.

SIGN "A" AND "B". SEE SEE SIGN DETAIL, SHEET C-502.

SIGN "C". SEE SEE SIGN DETAIL, SHEET C-502.

LANDSCAPE AREA. REFER TO PLANTING PLAN.

PRECAST CATCH BASIN STRUCTURE. SEE DETAIL, DWG C-501. GRATE EL. 1518.10

VILLAGE PLANTING EASEMENT.

LEGEND

[<u>364</u>]	EXIST. MINOR CONT.
	EXIST. MAJOR CONT.
	PROP. CONTOUR
	PROPERTY LINE
2	SEWER LINE
w	WATER LINE
ST	STORM WATER LINE
	OVERHEAD UTILITY WIRE
	UNDERGROUND ELECTRICAL
X	PICKET FENCE
\otimes	WATER SHUT OFF VALVE
3	SANITARY SEWER MAN HOLE
ଟ୍ର	STORM WATER MANHOLE
	SPOT ELEVATION
	CONCRETE SURFACE
	ASPHALT SURFACE
	PERVIOUS PAVEMENT

190 Glen Street | P.O. Box 725 Glens Falls, NY 12801 518-793-0786 | JMZarchitects.com

Project

PENDRAGON THEATRE -RENOVATION & ADDITION

56 Woodruff St. Saranac Lake, NY 12938

Theater Consultant: Don Hirsch Design Studio, LLC 95 Upper Barnett Hill Montpelier, VT 05602 tel. 802.233.9623 donhirschstudio.com

Acoustician and A/V Designer:

Acentech 33 Moulton Street Cambridge, Massachusetts 02138 tel. 617 499-8000 www.acentech.com

Structural & Civil Engineer: SRA Engineers Evergreen Professional Park 453 Dixon Road, Ste. 7, Bldg. 3 Queensbury, NY 12804

M.E.P. Engineer:

M/E Engineering, P.C. 433 State Street, Suite 410 Schenectady, New York 12305

tel. 518-533-2171 meengineering.com

Asbestos & Hazmat Testing: Alpine Environmental Services, Inc. 438 New Karner Road Albany, New York 12205

tel. 518-250-4047 alpineenv.com

Estimator:

Trophy Point, LLC 4588 South Park Avenue Blasdell, New York 14219 tel. 716 823-0066

trophypoint.com

Revisions Description Date ADDED SETBACK DIMS 1/31/2024 B FINAL SITE PLAN REVIEW 3/18/2024 C VILLAGE ENG. COMMENTS 4/30/2024

Seal:

NOT FOR CONSTRUCTION

JMZ Project No. Date: 12 March 2024 1716 Checked By: ES

PROPOSED CONDITIONS SITE PLAN

C-101

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QIY	
1	CRATEGUS 'CRN-GALLI' V. INERMIS	THORNLESS HAWTHORN	2" CAL.	3	
2	RHUS AROMATICA 'GRO-LOW'	GROW LOW FRAGRENT SUMAC	#3	19	
3	CRATEGUS 'CRN-GALLI'	THORNLESS HAWTHORN	2" CAL.	2	
4	BETULA NIGRA HERITAGE 'CLUMP'	CLUMP RIVER BIRCH	10-12' HT.	3	
5	PINUS STROBUS 'FESTIGIATA'	UPRIGHT WHITE PINE	8'-0" HT.	0	
6	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERRYBERY	4'-0" HT.	6	
7	ILEX VERTICILLATA 'JIM DANDY'	MALE 'JIM DANDY' WINTERBERRY	5 GAL.	+ +	
8	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	4'-0" HT.	6	
9	VIBURNUM CHICAGO LUSTRE	CHICAGO LUSTRE VIBURNUM	7 GAL.	+ +	
10	CLETHRA ALNIFOLIA ' HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	36" HT.	26	
-11	EUTROCHIUM DUBIUM 'LITTEL JOE'	LITTLE JOE PYE WEED	2 GAL.	19	
12	MONARDA 'GARDEN VIEW SCARLET'	GARDEN VIEW SCARLET BEE BALM	1 GAL.	47	
-13	NEPETA 'SUMMER MAGIC'	SUMMER MAGIC CATMINT	1 GAL.	30	
14	AGASTACHE 'BLUE FORTUNE'	ANISE HYSSUP	1 GAL.	91	
15	PYCNANTHEMUM MUTICUM	SHORT TOOTHED MOUNTAIN MINT	1 GAL.	42	
-16	HYLOTELEPHIUM 'HERBST FREUDE'	AUTUMN JOY STONECROP	1 GAL.	16	
-17	ECHINOPS BANNATICUS	BLUE GLOBE THISTILE	1 GAL.	20	
-18	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKWEED	1 GAL.	+ 16	
-19	ASTILBE CHINENSIS 'SUPERBA'	SUPERBA FALSE SPIREA	1 GAL.	20	
-20	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER REED GRASS	2 GAL.	16	
-21	RHUS AROMATICA 'GRO-LOW'	GROW LOW FRAGRENT SUMAC	2 GAL.	14	
-22-	POTENTILLA 'HAPPY FACE'	HAPPY FACE POTENTILLA	5 GAL.	6	
-23	PARTHENOCISSUS QUINQUEFOLIS	VIRGINIA CREEPER - TRAIN TO BLDG WALL	1 GAL.	16	

190 Glen Street | P.O. Box 725 Glens Falls, NY 12801 518-793-0786 | JMZarchitects.com

Project

PENDRAGON THEATRE -RENOVATION & ADDITION

56 Woodruff St. Saranac Lake, NY 12938

Theater Consultant: **Don Hirsch Design Studio, LLC** 95 Upper Barnett Hill Montpelier, VT 05602

tel. 802.233.9623 donhirschstudio.com

Acoustician and A/V Designer: Acentech 33 Moulton Street

Cambridge, Massachusetts 02138 tel. 617 499-8000 www.acentech.com

Structural & Civil Engineer:

SRA Engineers Evergreen Professional Park 453 Dixon Road, Ste. 7, Bldg. 3 Queensbury, NY 12804

M.E.P. Engineer:

M/E Engineering, P.C. 433 State Street, Suite 410 Schenectady, New York 12305

tel. 518-533-2171 meengineering.com

Asbestos & Hazmat Testing: Alpine Environmental Services, Inc. 438 New Karner Road Albany, New York 12205 tel. 518-250-4047

alpineenv.com

Estimator:

Trophy Point, LLC 4588 South Park Avenue Blasdell, New York 14219

tel. 716 823-0066 trophypoint.com

Revisions Date Description

Seal:

NOT FOR CONSTRUCTION

Date: JMZ Project No. 1716 26 APR 2024 Checked By: ES PROPOSED

PLANTING PLAN

.-101

Scale: 1 inch= 15 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

The magnitudetailed ana measureme of less than cases, where the complex be greater. Juncertaintier ANSI / IES I Lighting Sci Utiphting Sci Uti	de of the difference lysis methods and nts varies. In generac 20% can be expect e a calculation met tity of the lighting sy A more completed is is available. .S-6-20 ence: Calculation o ed for: Graessle	es between field rad, differences ted, but in extrem hod cannot hand ystem, they may iscussion of the f Light and its Eff
Provide Applicat apps@c 282528 Beachw	d BY: ion Solution currentlightin Science Par ood, OH 441	Center g.com k Blvd., l22
Designer: Joshua Watkins	Date:4/22/2024	Drawing #: A240543B-Saranac Lake Exterior.AGI
Saranac Lake Parking	3EACON LED LUMINAIRE-VP 10UNTING HEIGHTS AT 20ft	AURIZUNTAL FUS AT GRADE AAINTAINED OUTPUT SHOWN

Design Summary

Luminaire Sc	hedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Total Watts
	3	S36L-85-BC	SINGLE	0.900	VP-ST-1-36L-85-4K7-4F-BC	85	9039	255
	3	Shield Plus 1	SINGLE	0.500	070711	14.5	1773	43.5
+	5	DAC120	SINGLE	0.900	134-2160	27	2735	135

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Parking & Drive	Illuminance	Fc	3.77	5.8	0.3	12.57	19.33	
Property Line	Illuminance	Fc	0.13	1.4	0.0	N.A.	N.A.	
South Exit	Illuminance	Fc	1.67	7.5	0.2	8.35	37.50	
Walkway	Illuminance	Fc	5.05	25.1	0.0	N.A.	N.A.	
West Exit	Illuminance	Fc	2.80	6.7	0.7	4.00	9.57	

Notes:

- 1) Fixtures placed via provided locations.
- 2) Color temp is 4000K.
- 3) Calc points are spaced 5ft apart (Parking), 3ft apart (walks) and at grade.
- 4) Mounting heights are at 20ft.
- 5) LLF is 0.900 (P & C) & 0.500 (WP).
- 6) No other light contribution is considered.
- 7) Design was created from a CAD file. Light levels are deemed accurate.

The DAC120 and Shield +1 fixtures do not belong to Current. They are included to simulate light levels only. **Current is not responsible if the light** levels differ in the field from what is shown on this design

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available. ANSI / IES LS-6-20 Lighting Science: Calculation of Light and its Effects Provided for: Kristin Graessle Vertex Solutions Provided BY: Application Solution Center apps@currentlighting.com 282528 Science Park Blvd., Beachwood, OH 44122	Image: Second			
The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available. ANSI / IES LS-6-20 Lighting Science: Calculation of Light and its Effects Provided for: Kristin Graessle Vertex Solutions Provided BY: Application Solution Center apps@currentlighting.com 282528 Science Park Blvd., Beachwood, OH 44122	Residued analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in externe cases, where a calculation methods and field measurements varies. In general, differences of less than 20% can be expected, but in externe cases, where a calculation methods and field measurements varies. In general, differences of less than 20% can be expected, but in externe cases, where a calculation of Light and its Effect NSI / ES LS-6-20 Lighting Science: Calculation of Light and its Effect Provided for: Kristin Graessle Vertex Solutions Respected Provided BY: Application Solution Center Application Solution Center Respected Second BY: Application Solution Center Beachwood, OH 44122 Hord Strange With US LS-520 Hord Strange Second BY: Hord Strange Application Solution Center Strange Beachwood, OH 44122 Hord Strange Second BY: Hord Strange <t< th=""><th></th><th></th><th></th></t<>			
Provided BY: Application Solution Center apps@currentlighting.com 282528 Science Park Blvd., Beachwood, OH 44122	Provided BY: Application Solution Center apps@currentlighting.com 282528 Science Park Blvd., Beachwood, OH 44122 Image: Algorithm of the state of the sta	The magniti detailed and measuremet be greater. uncertaintie ANSI / IES Lighting Sci Provide Kristin Vertex	ide of the differences ilysis methods and fli nits varies. In genera 20% can be expecte 'e a calculation method ity of the lighting sys A more complete diss is is available. LS-6-20 ence: Calculation of I ed for: Graessle Solutions	a between eld I, differences d, but in extreme od cannot handle tem, they may cussion of the Light and its Effects
	 7 12938 Pate:4/22/2024 Date:4/22/2024 Drawing #: A240543B-Saranac Lake Exterior.AGI 	Provide Applica apps@d 282528 Beachw	d BY: ion Solution (currentlighting Science Park rood, OH 4412	Center .com Blvd., 22
Designer: Joshua Watkins Date:4/22/2024 Drawing #: A240543B-Saranac Lake Exterior AGI	r 12938	Designer: Joshua Watkins	Date:4/22/2024	Drawing #: A240543B-Saranac Lake Exterior.AGI
Saranac Lake Park 56 Woodruff St. Saranac La 3EACON LED LUMINAIRE- 70UNTING HEIGHTS AT 2 40RIZONTAL FCs AT GRA 1AINTAINED OUTPUT SH(ע ייין _ו	, u < 1	. <

Erik Sandblom

From: Sent: To: Subject: Dustin Martin <dpw1@saranaclakeny.gov> Tuesday, April 30, 2024 11:48 AM Erik Sandblom RE: Proposed Pendragon Theater - 56 Woodruff

Good afternoon Erik,

Sorry for the delay. Woodruff street currently has a 20 inch sewer main and 8 inch water main located near the Pendragon site. These utilities are expected to serve the needs of the property with an estimated flow of 945 GPD.

Let me know if you have any questions or need additional information.

Thanks,

Dustin Martin

Superintendent of Public Works Village of Saranac Lake 95 VanBuren Street Saranac Lake, NY 12983 Dpw1@saranaclakeny.gov

Office #: 518-891-4160 Fax #: 518-891-6105 Cell #: 518-354-0595

From: Erik Sandblom <eriks@sraengineers.com> Sent: Friday, April 19, 2024 3:50 PM To: Dustin Martin <dpw1@saranaclakeny.gov> Cc: Chris McClatchie <ceo@saranaclakeny.gov> Subject: RE: Proposed Pendragon Theater - 56 Woodruff

Some people who received this message don't often get email from <u>eriks@sraengineers.com</u>. <u>Learn why this is important</u>

Good Afternoon Dustin,

We are making good progress on the design development and local approvals for the new Pendragon Theater. We expect our final Site Plan Review hearing with the Development Board on May 7. The Village has sent our application out to a third party engineering firm for review and one of the comments received asks for written documentation from the municipality that sufficient capacity exists to provide water and wastewater service to the site. We expect a maximum daily demand of 945 GPD based on NYSDEC hydraulic loading rates, although typical daily usage is expected to be much lower than this.

Is any additional information needed to provide a letter of service? We will provide you with a copy of the site and utility plans for review and coordination in advance of releasing construction documents.

Thanks, Erik

Erik Sandblom, PE (NY, VT, NH) SRA Engineers 453 Dixon Road, Suite 7, Bldg. 3 Queensbury, NY 12804

Office: (518) 761-0417 ex. 21 Mobile: (802) 598-8226 Fax: (518) 761-0513 <u>eriks@sraengineers.com</u>

From: Dustin Martin <<u>dpw1@saranaclakeny.gov></u> Sent: Wednesday, December 6, 2023 8:56 AM To: Erik Sandblom <<u>eriks@sraengineers.com></u> Cc: Chris McClatchie <<u>ceo@saranaclakeny.gov></u> Subject: RE: Proposed Pendragon Theater - 56 Woodruff

Good morning Erik,

I have attached a map showing the hydrant near 79 Woodruff street that the crew just took a pressure test from for the new brewery. Flow was 1652 GPM, static pressure was 111 psi and residual pressure was 97 PSI. this hydrant is connected to a 8 inch ductile iron main. The hydrant located on the corner of Woodruff Street and Church Street is currently connected to an old 6 inch cast iron water main. The last time the flow data was collected was about 5 years ago. Flow was 650 GPM, residual was 112 PSI and static was 15 PSI. let me know if you need anything else.

Thanks,

Dustin Martin Superintendent of Public Works Village of Saranac Lake 95 VanBuren Street Saranac Lake, NY 12983 Dpw1@saranaclakeny.gov

Office #: 518-891-4160 Fax #: 518-891-6105 Cell #: 518-354-0595

From: Erik Sandblom <<u>eriks@sraengineers.com</u>> Sent: Tuesday, December 5, 2023 5:26 PM To: Dustin Martin <<u>dpw1@saranaclakeny.gov</u>> Subject: Proposed Pendragon Theater - 56 Woodruff

You don't often get email from eriks@sraengineers.com. Learn why this is important

Hi Dustin,

It was nice (trying) to talk today via Chris' phone. Attached is the current schematic site plan for the new theater. I have highlighted in red the vicinity that we would like to connect to the water main with a new 6" service to the building. As we discussed today, we would like to have a pressure and flow test performed as close to this area as possible when the weather will allow it. I will check with the mechanical/plumbing engineer for the project to confirm that a standard test will be adequate.

At some point I would also like to coordinate with you regarding the service connection itself (i.e., pipe materials, curb stop, etc.) and a new sewer service for the property.

Feel free to give me a call if you have any questions or would like to discuss the project in more detail.

Thank you for your assistance on this.

Best, Erik

Erik Sandblom, PE (NY, VT, NH) SRA Engineers 453 Dixon Road, Suite 7, Bldg. 3 Queensbury, NY 12804

Office: (518) 761-0417 ex. 21 Mobile: (802) 598-8226 Fax: (518) 761-0513 eriks@sraengineers.com

Erik Sandblom

From:chief@saranaclakefire.comSent:Monday, April 22, 2024 10:01 AMTo:Erik SandblomSubject:RE: FW: Pendragon Theater Maneuvering Plan

Good Morning,

As per our phone conversation the apparatus maneuvering plan meets our requirements. Please locate the Knox Box at the main entrance door closest to the Woodruff Street sidewalk. The FDC connection location is approved with connection being a standard double 2 1/2 connection.

Thanks Michael Knapp Chief Saranac Lake Volunteer Fire Department

From: "Erik Sandblom" <eriks@sraengineers.com> Sent: 4/22/24 9:14 AM To: "chief@saranaclakefire.com" <chief@saranaclakefire.com> Cc: Katrina Glynn <comdev@saranaclakeny.gov> Subject: FW: Pendragon Theater Maneuvering Plan

Good Morning Michael,

Please find attached the floorplan for the proposed building, as I did not provide that to you initially. The plans for the parking lots were included on the Site Plan that I sent you by email on Friday. Would you like me to send you paper hardcopies?

Please also see the emil below from the Architect regarding your questions regarding the panel and FDC, as well as some questions regarding the FDC type, location, and key box.

Feel free to give me a call if you would like to discuss.

Thanks,

Erik

Erik Sandblom, PE (NY, VT, NH)

SRA Engineers

453 Dixon Road, Suite 7, Bldg. 3

Queensbury, NY 12804

Office: (518) 761-0417 ex. 21

Mobile: (802) 598-8226

Fax: (518) 761-0513

eriks@sraengineers.com

From: George Green <GGreen@jmzarchitects.com> Sent: Monday, April 22, 2024 8:45 AM To: Erik Sandblom <eriks@sraengineers.com>; Danielle Signor <DSignor@jmzarchitects.com> Cc: Zachary J. Menagias <zjmenagias@meengineering.com>; Jeff M. Esposito <jmesposito@meengineering.com>; Jeff Dolan <JDolan@jmzarchitects.com> Subject: RE: Pendragon Theater Maneuvering Plan

Erik,

See below for answers to the Chief's questions. I also included a couple other related questions for the Fire Chief and a current floor plan in case you did not provide that to him yet.

Thanks,

George

The main fire alarm panel will be in the electrical service room. We also plan to install a fire alarm annunciator panel at the main entrance vestibule on the west end of the building unless the Fire Department prefers a different response point.

The fire department connection is planned to be immediately outside the water service room, adjacent to the rear parking area. Please confirm the Fire Department's preferred connection type.

Please confirm if the Fire Department requires a "Knox Box" key box and the preferred location for response point. We have assumed outside the main entrance.

Thank you for your assistance,

George R. Green, AIA

Vice President

JMZ Architects and Planners, P.C.

518.793.0786

From: Erik Sandblom <<u>eriks@sraengineers.com</u>> Sent: Sunday, April 21, 2024 4:46 PM To: George Green <<u>GGreen@jmzarchitects.com</u>>; Danielle Signor <<u>DSignor@jmzarchitects.com</u>> Subject: FW: Pendragon Theater Maneuvering Plan

Hi George & Danielle,

See email below from the Fire Chief. I assume that the fire alarm panel and sprinkler system will be located in the water service room? Also, would the Fire Department Connection be at this location on the exterior of the building?

Thanks, Erik

Erik Sandblom, PE (NY, VT, NH)

SRA Engineers

453 Dixon Road, Suite 7, Bldg. 3

Queensbury, NY 12804

Office: (518) 761-0417 ex. 21

Mobile: (802) 598-8226

Fax: (518) 761-0513

eriks@sraengineers.com

From: <u>chief@saranaclakefire.com</u> <<u>chief@saranaclakefire.com</u>> Sent: Friday, April 19, 2024 6:21 PM To: Erik Sandblom <<u>eriks@sraengineers.com</u>> Subject: RE: Pendragon Theater Maneuvering Plan

Good evening, Can you please send the purposed parking lot plan for our review. Also what is the location of the main fire alarm panel and sprinkler system utility room? Location of the FDC?

Thanks Michael

From: "Erik Sandblom" <<u>eriks@sraengineers.com</u>> Sent: 4/19/24 3:14 PM To: Katrina Glynn <<u>comdev@saranaclakeny.gov</u>>, "<u>chief@saranaclakefire.com</u>"<<u>chief@saranaclakefire.com</u>> Subject: RE: Pendragon Theater Maneuvering Plan

Good Afternoon Chief,

SRA Engineers is the civil engineer for the new Pendragon Theater, which will involve renovation and an addition to the existing concrete block structure located at 56 Woodruff Street. Site modifications will include defining two separate parking areas, one on the west side of the site accessed via Church Street, and one on the east side of the site, accessed from Woodruff Street, sidewalks, and landscaping. As part of the Village Site Plan review process, the Village has retained the services of a third-party engineering firm to assist in the review of technical aspects of the application. Their review has produced the following comment:

A Vehicle Maneuvering Plan should be provided to demonstrate fire truck and delivery truck circulation through the site. The fire department should review and approve the maneuvering plans. Documentation of fire department approval should be provided, upon receipt. Coordination with the Fire Department should be made if Church Street and Woodruff Street are being used as the Fire Access lanes.

Attached are the site design plans and a vehicle maneuvering plan as requested by the Village's engineer. The building is in close proximity to Woodruff Street and can also be accessed from the two parking areas. The only real option for trucks maneuvering within the parking areas will involve pulling in and backing out or backing in and pulling out. The new building will meet current building code and fire code requirements and will include an automatic sprinkler system.

Please let me know if you have any questions. We are scheduled to present this project for final Site Plan Review by the Development Board on May 7. If we could have any comments that you would like to provide on the proposal before then, it would be greatly appreciated.

Best Regards,

Erik

Erik Sandblom, PE (NY, VT, NH)

SRA Engineers

453 Dixon Road, Suite 7, Bldg. 3

Queensbury, NY 12804

Office: (518) 761-0417 ex. 21

Mobile: (802) 598-8226

Fax: (518) 761-0513

eriks@sraengineers.com

From: Katrina Glynn <<u>comdev@saranaclakeny.gov</u>> Sent: Thursday, April 18, 2024 2:35 PM To: chief@saranaclakefire.com Cc: Erik Sandblom <<u>eriks@sraengineers.com</u>> Subject: Pendragon Theater Maneuvering Plan

Good afternoon Chief,

I've copied the Civil engineer for the new Pendragon Theater, at 56 Woodruff. He is going to send to you a fire truck maneuvering plan, for your review. If you could please reply if it is adequate once received, we would appreciate it.

Thanks, Katrina

Katrina Glynn

Community Development Director

Village of Saranac Lake

39 Main St., Suite 9

Saranac Lake, NY 12983

comdev@saranaclakeny.gov

518-891-4150 x235

Pumper Fire Truck Overall Length Overall Width Verall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Max Wheel Angle

40

LEG	JEND
	EXIST. MINOR CONT.
	EXIST. MAJOR CONT.
	PROP. CONTOUR
	PROPERTY LINE
S	SEWER LINE
v	WATER LINE
ST	STORM WATER LINE
	OVERHEAD UTILITY WIRE
	UNDERGROUND ELECTRICAL
V V	PICKET FENCE
Ŵ	WATER SHUT OFF VALVE
	SANITARY SEWER MAN HOLE
(5) (57)	STORM WATER MANHOLE
	SPOT ELEVATION
	CONCRETE SURFACE
	ASPHALT SURFACE
	PERVIOUS PAVEMENT
(territorial sectorial)	

architects | planners 190 Glen Street | P.O. Box 725 Glens Falls, NY 12801 518-793-0786 | JMZarchitects.com Project Pendragon Theatre 56 Woodruff St. Saranac Lake, NY 12938 Theater Consultant: Don Hirsch Design Studio, LLC 95 Upper Barnett Hill Montpelier, VT 05602 tel. 802.233.9623 donhirschstudio.com Acoustician and A/V Designer: Acentech 33 Moulton Street Cambridge, Massachusetts 02138 tel. 617 499-8000 www.acentech.com Structural & Civil Engineer: **SRA Engineers** Evergreen Professional Park 453 Dixon Road, Ste. 7, Bldg. 3 Queensbury, NY 12804 M.E.P. Engineer: M/E Engineering, P.C. 433 State Street, Suite 410 Schenectady, New York 12305 tel. 518-533-2171 meengineering.com Asbestos & Hazmat Testing: Alpine Environmental Services, Inc. 438 New Karner Road Albany, New York 12205 tel. 518-250-4047 alpineenv.com Estimator: **Trophy Point, LLC** 4588 South Park Avenue Blasdell, New York 14219 tel. 716 823-0066 trophypoint.com Revisions Description Date A ADDED SETBACK DIMS 1/31/2024 B FINAL SITE PLAN REVIEW 3/18/2024 Seal: Date: JMZ Project No. 1716 12 March 2024 Checked By: ES TRUCK TURNING PLAN

V-100

Evergreen Professional Park 453 Dixon Road, Ste. 7, Bldg. 3 Queensbury, NY 12804 P 518-761-0417 F 518-761-0513

Katrina Glynn Community Development Director Village of Saranac Lake 39 Main Street, Suite 9 Saranac Lake, NY 12963 March 12, 2024 SRA Job #20-664.CD.C

VIA: email to Katrina Glynn <u>comdev@saranaclakeny.gov</u>

RE: Proposed Pendragon Theatre, 56 Woodruff Street, Saranac Lake, New York – Stormwater Narrative for Site Redevelopment

Dear Katrina,

This letter provides a description of the approach towards stormwater management for the redevelopment of the existing site at 56 Woodruff Street into the new Pendragon Theatre. As described in application materials that have been submitted to your office, the project involves the adaptive re-use of a former commercial property that is currently abandoned. It is proposed to renovate the existing one-story CMU building and construct an addition for use as a theater. Site improvements will include new utilities, drainage improvements, reconstructed driveway and parking, sidewalks, landscaping, and lighting.

The existing property is 0.84 acre in size. The project will involve the disturbance of a total of 0.86 acre, which includes the disturbance of a small area off property for the installation of a drainage structure and construction of a foundation drain that is close to or just off the property line. Since the project will not involve the disturbance of one or more acres, a stormwater permit from the New York State Department of Environmental Conservation (NYSDEC) is not required. Therefore, the project does not intend to seek coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges due to Construction ("General Permit"). Similarly, the project is not required to implement post-construction stormwater treatment practices per the Village of Saranac Lake Land Development Regulations.

Even though a stormwater permit is not required for this redevelopment project, the owner wishes to improve existing conditions and to implement low-impact development practices to the extent feasible. The existing site contains 33,781 square feet (SF), 92.4% of impervious surfaces. By the removal of existing pavements, introduction of new landscaping, and installation of porous pavers in parking areas, the redeveloped site will have a resulting 25,106 SF (68.3%) of impervious surfaces. This will result in a reduction of more than 25% of impervious surfaces. This means that the project will meet the minimum Water Quality treatment for redevelopment projects per the General Permit, even though it is not required.

To provide additional improvement to the quality of stormwater runoff from some of the impervious surfaces on the west end of the site, a planting area located between the parking lot and sidewalk along Woodruff Street will be graded to create a low spot. Plants selected for this area will be appropriate in intermittent wet areas and a new catch basin will be installed with its inlet approximately 6" higher than the surrounding grade to promote infiltration.

Katrina Glynn Page 2

Related to stormwater management, drainage from the roof will be captured in storm drains and piped to existing stormwater catch basins located on the property, improving the existing situation with roof drainage sheeting directly to the ground surface. Standing surface water that is frequently present on the south side of the existing building will be captured in a new catch basin installed within an easement that is currently being negotiated with the owner of the property at the southeast corner of the building. This will result in dropping the elevation of the standing water and help to prevent flooding against the building in the future.

Since coverage on the SPDES General Permit is not required, it is also not required to prepare a site-specific Stormwater Pollution Protection Plan (SWPPP) by state regulations. Village Land Development Regulations, Article XVIII Stormwater Control, Sections 106-139 and 106-140 appear to indicate that all non-exempt land development activities in the Village require the preparation of a SWPPP. Therefore, we are operating under the assumption that one is required, and we intend to include a SWPPP document with updated Site Plan Review Application materials that will be submitted by the submittal deadline for the April 9, 2024 meeting of the Village Development Board. It would be appreciated if you could confirm that our interpretation is accurate that a SWPPP is required for this project.

Whether a SWPPP is required or prepared or not, the site design plans shall contain erosion and sediment control notes and details to identify what practices shall be implemented during construction. These will include reference to New York State Standards and Specifications for Erosion and Sediment Control (i.e., "The Blue Book").

Please let me know if you have any questions.

Sincerely,

Erik C.F. Sandblom, PE Principal

cc: JMZ Architects & Planners Pendragon Theatre Board of Directors